| 013.0 | 0008 | 0012.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,027,900 | / | 1,027,900 |
| USE VALUE: | 1,027,900 | / | 1,027,900 |
| ASSESSED: | 1,027,900 | / | 1,027,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 10 | -12 | PARKER ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | XENOS NICHOLAS G ETAL/TRUSTEES |
| Owner 2: | XENOS PARKER NOMINEE TRUST |
| Owner 3: | |
| Street 1: | 10 PARKER ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | XENOS NICHOLAS G & THOMAS D & - |
| Owner 2: | FRISOLI FRANK J JR/TRUSTEES - |
| Street 1: | 12 WESTFORD ST |
| Twn/City: | CHELMSFORD |
| St/Prov: | MA Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2827 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4950.000 | 566,600 | 6,500 | 454,800 | 1,027,900 |
| Total Card | 0.114 | 566,600 | 6,500 | 454,800 | 1,027,900 |
| Total Parcel | 0.114 | 566,600 | 6,500 | 454,800 | 1,027,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.67 | /Parcel: 363.67

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 10794 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 02/21/18 |

!1324!

## PREVIOUS ASSESSMENT

Parcel ID: 013.0-0008-0012.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 566,600 | 6500 | 4,950. | 454,800 | 1,027,900 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 540,400 | 6500 | 4,950. | 454,800 | 1,001,700 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 540,500 | 6500 | 4,950. | 454,800 | 1,001,800 | 1,001,800 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 401,700 | 6500 | 4,950. | 483,200 | 891,400 | 891,400 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 401,600 | 4700 | 4,950. | 352,500 | 758,800 | 758,800 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 376,200 | 4700 | 4,950. | 307,000 | 687,900 | 687,900 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 376,200 | 4700 | 4,950. | 261,500 | 642,400 | 642,400 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 334,400 | 4700 | 4,950. | 255,800 | 594,900 | 594,900 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/29/21 | 19:51:07 |

## LAST REV

| Date | Time |
|---|---|
| 06/29/18 | 10:09:26 |
| mmcmakin | |
| 1324 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 10794 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| XENOS NICHOLAS | 1469-91 | | 4/10/2015 | Convenience | 100 | No | No | | |
| XENOS DANIEL A/ | 1364-93 | | 1/20/2009 | Family | 10 | No | No | | Daniel Xenos dod 12/18/08 |
| XENOS DANNY & K | 1283-88 | | 4/28/2004 | Family | 10 | No | No | | |
| | 735-139 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/2/2015 | 1852 | Solar Pa | 10,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/21/2018 | MEAS&NOTICE | BS | Barbara S |
| 5/6/2009 | Measured | 372 | PATRIOT |
| 10/4/1999 | Mailer Sent | | |
| 10/4/1999 | Measured | 163 | PATRIOT |
| 10/1/1981 | | TF | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4950 | | Sq. Ft. | Site | | 0 | 80. | 1.15 | 1 | | | | | | | | | 454,802 | | | | | | 454,800 | |

| Total AC/HA: | 0.11364 | Total SF/SM: | 4950 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 454,802 | Spl Credit | | Total: | 454,800 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1928 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | Yes | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.06436455 |
| Const Adj.: | 0.97049499 |
| Adj $ / SQ: | 185.933 |
| Other Features: | 107529 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 696037 |
| Depreciation: | 129463 |
| Depreciated Total: | 566574 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

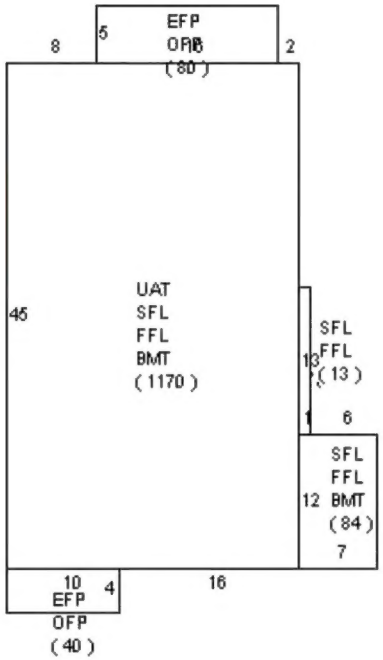
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 185.93 |
| Special Features: | 0 | Val/Su Net: | 131.13 |
| Final Total: | 566600 | Val/Su SzAd | 223.60 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,267 | 185.930 | 235,577 |
| SFL | Second Floor | 1,267 | 185.930 | 235,577 |
| BMT | Basement | 1,254 | 55.780 | 69,948 |
| UAT | Upper Attic | 293 | 130.150 | 38,070 |
| EFP | Enclos Porch | 120 | 48.440 | 5,813 |
| OFP | Open Porch | 120 | 29.360 | 3,523 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,321 | | | Total: | 588,508 |
| Size Ad | 2534 | Gross Area | 5198 | FinArea | 2827 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 013.0-0008-0012.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X20 | A | AV | 1928 | 21.94 | T | 40 | 104 | | | 4,700 | | | 4,700 |
| 22 | Wood Deck | D | Y | 1 | 11X13 | A | AV | 2016 | 12.99 | T | 5 | 104 | | | 1,800 | | | 1,800 |

| More: | N | Total Yard Items: | 6,500 | Total Special Featues: | | Total: | 6,500 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc